

**STAFF REVIEW AGENDA****05/22/2008**  
**FINAL*****Planned Development***

- 1      PD08-031                      Work Code: None                      MANAGER: Ella Samonsky  
APN: **47723021**                      TECH:      Derek Ng                      ENGINEER: Allen Baquilar  
Historic: No                      Impervious Surface: No                      Owner: EMERGENCY HOUSING CONSORTIUM  
RDA area: Monterey Corridor                      Planned Community: No  
District: 7      Zone: A(PD)                      GP:      CIC                      Near a Waterway (<300ft): No  
Address: 2112 MONTEREY RD                      SNI area: No                      Historic Dist: NO  
Gross acres: 2.88      Previous files: PT08-031      PDC08-012      PRE08-014      GP06-07-01  
east side of Monterey Road approximately 700 feet northerly of Tully Road  
Planned Development Permit to effectuate the PD Zoning PDC08-012. The site is currently developed with an existing eating establishment and an existing single-room occupancy (SRO) facility on a 2.88 gross acre site. This permit includes the re-development of a small parking lot and landscape improv
- 2      PD08-032                      Work Code: None                      MANAGER: Martina Davis  
APN: **27719032**                      TECH:      Derek Ng                      ENGINEER: Vivian Tom  
Historic: No                      Impervious Surface: Yes                      Owner:  
RDA area: NO                      Planned Community: No  
District: 6      Zone: A(PD)                      GP:      MHDR (12-25)                      Near a Waterway (<300ft): No  
Address: 513 PAGE ST                      SNI area: Burbank/Del Monte                      Historic Dist: NO  
Gross acres: 0.3      Previous files: PT07-048      PRE06-183  
west side of Page Street approximately 260 feet northerly of Chiechi Avenue  
Planned Development Permit to construct 4 multi-family attached residences on a 0.31 gross acre site
- 3      PD08-033                      Work Code: None                      MANAGER: Christopher Burton  
APN: **70806002**                      TECH:      Roland White                      ENGINEER: N/A  
Historic: No                      Impervious Surface: Yes                      Owner: MOORE BRIAN P AND CARLA R  
RDA area: NO                      Planned Community: No  
District: 2      Zone: R-1-5(PD), A(PD), A                      GP:      MDR (8-16), CI                      Near a Waterway (<300ft): Yes  
Address: 226 INCLINE WY                      SNI area: No                      Historic Dist: NO  
Gross acres: 35.7      Previous files:  
east side of Santa Teresa Boulevard approximately 1,750 feet north of Bailey Avenue  
Planned Development Permit to allow up to approximately 916,000 square feet of campus industrial and research and development on a 35.7 gross acre site

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4 PD08-034 Work Code: None MANAGER: Christopher Burton  
APN: TECH: Roland White ENGINEER: N/A  
Historic: No Impervious Surface: No Owner: COYOTE VALLEY RESEARCH PARK, LLC W  
RDA area: NO Planned Community: N/A  
District: 2 Zone: A(PD) GP: CI Near a Waterway (<300ft): No  
Address: 0 SANTA TERESA BL SNI area: No Historic Dist: NO  
Gross acres: 1.12 Previous files:

Northwesterly corner of Bailey Avenue and Santa Teresa Boulevard

Planned Development Permit to allow construction of a 7,700 square feet fire station, training tower and other ancillary uses on a 1.12-gross acre site

5 PD08-035 Work Code: None MANAGER: Edward Schreiner  
APN: **27740026** TECH: Helen Maddox ENGINEER: Vivian Tom  
Historic: No Impervious Surface: No Owner: FRIT San Jose Town & Country Village, LLC F  
RDA area: No Planned Community: No  
District: 6 Zone: A(PD) GP: GC Near a Waterway (<300ft): No  
Address: 302 SANTANA ROW SNI area: No Historic Dist: NO  
Gross acres: 0 Previous files: **PD07-100 PRE07-114**

west side of South Redwood Avenue, approximately 200 feet southerly of Stevens Creek Boulevard

Planned Development Permit for a parking garage, which has been approved with PD permit PD07-100, on a 0.28 gross acre site

6 PDA06-062-02 Work Code: None MANAGER: Martina Davis  
APN: TECH: Helen Maddox ENGINEER: Allen Baquilar  
Historic: No Impervious Surface: No Owner: ROEM DEVELOPMENT CORP  
RDA area: No Planned Community: Communications Hill  
District: 7 Zone: A(PD) GP: HDR (25-50) Near a Waterway (<300ft): No  
Address: 9831 TRACT SNI area: No Historic Dist: NO  
Gross acres: 29 Previous files:

southwest corner of Goble Lane and Montecito Vista Drive (projects sites: Orvieto A and Orvieto B)

Planned Development Permit Amendment to allow subdivision from one parcel into two lots, to add one more unit to a previously approved permit where the density is allowed under development standards, and to allow architectural changes in elevations for two multi-family buildings (affordable housing

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***Planned Development***

7      PDA91-006-81      Work Code: None      MANAGER: Avril Baty  
APN: **58308029**      TECH: Roland White      ENGINEER: Maria Angeles  
Historic: No      Impervious Surface: No      Owner: SALEHOMOU NADER AND SOUDABEH TF  
RDA area: No      Planned Community: No  
District: 10      Zone: A(PD)      GP: VLDR (2.0)      Near a Waterway (<300ft): Yes  
Address: 7299 GLENVIEW DR      SNI area: No      Historic Dist: NO  
Gross acres: 2.56      Previous files:  
east side of Glenview Drive approximately feet 1,650 feet from Hollow Lake Way  
Planned Development Permit Amendment to add an uncovered patio and retaining walls to an existing single-family residence on a 2.56 gross acres site

8      PDA74-002-01      Work Code: Multi-Family Lot      MANAGER: Reena Mathew  
APN: **28248017**      TECH: Ben Corrales      ENGINEER:  
Historic: No      Impervious Surface:      Owner: GOSHEV ALEKSANDR AND GALINA  
RDA area: No      Planned Community: No  
District: 6      Zone: R-1-8(PD)      GP: MLDR (8.0)      Near a Waterway (<300ft): No  
Address: 1020 DELNA MANOR LN      SNI area: No      Historic Dist: NO  
Gross acres: 2.5      Previous files:  
terminous of Delna Manor Lane  
Tree removal permit for five (5) Eucalyptus Trees as indicated in the referenced inventory (site plan) located in the common area of a property zoned R-1-8(PD) Zoning District.

***Site Development***

9      HA80-115-01      Work Code: Commercial Lot      MANAGER: Allen Tai  
APN: **25918063**      TECH: Meera Nagaraj      ENGINEER:  
Historic: No      Impervious Surface:      Owner: CARISBROOK LLC  
RDA area: No      Planned Community: No  
District: 3      Zone: CO      GP: O      Near a Waterway (<300ft): No  
Address: 110 W TAYLOR ST      SNI area: No      Historic Dist: NO  
Gross acres: 1.12      Previous files:  
southwest corner of Taylor Street and Miller Street  
Site Development Permit Amendment to remove one redwood tree and one black walnut tree, approximately 28" and 33.7" in diameter located on a office site at 110 W. Taylor Street within the CO Commercial Office Zoning District.

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***Site Development***

- 10      HA84-258-01      Work Code: Multi-Family Lot      MANAGER: Bill Roth  
APN: **48402001**      TECH: Suzanne Thomas      ENGINEER:  
Historic: No      Impervious Surface:      Owner: LEI RAMON AND GRACE CHAN  
RDA area:      Planned Community: N/A  
District: 5      Zone: A(PD)      GP: MHDR (12-25)      Near a Waterway (<300ft):No  
Address: 36 N JACKSON AV      SNI area: No      Historic Dist: NO  
Gross acres: 2.4      Previous files:  
east side of Jackson Ave, approx. 450 ft north of Alum Rock Ave.  
Remove one pepper tree (89 inch circumference) due to rotting base and concern about hazard to children playing in common area.

***Special Use Permit***

- 11      SP08-025      Work Code: None      MANAGER: Avril Baty  
APN: **59521007**      TECH: Derek Ng      ENGINEER: Maria Angeles  
Historic: No      Impervious Surface: No      Owner: HA KHOI  
RDA area:No      Planned Community: No  
District: 4      Zone: R-1-5      GP: MLDR (8.0)      Near a Waterway (<300ft):No  
Address: 3462 RANCHO VIEW CT      SNI area: No      Historic Dist: NO  
Gross acres: 0.26      Previous files:  
3462 Rancho View Court  
Special Use Permit to allow construction of a retaining wall approximate 50 feet in length and 5 feet in height on the east side of the property on a 0.23 gross acre site.
- 12      SP08-026      Work Code: None      MANAGER: Avril Baty  
APN: **46208015**      TECH: Derek Ng      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: BEASLEY-JOLLY ANDREA AND JOLLY CHIA  
RDA area:No      Planned Community: No  
District: 10      Zone: R-1-8      GP: MLDR (8.0)      Near a Waterway (<300ft):Yes  
Address: 4037 YOLO DR      SNI area: No      Historic Dist: NO  
Gross acres: 0.21      Previous files: **PRE07-352**  
south side of Yolo Dr., approx. 310 ft. from Luneta Dr.  
Special Use Permit to allow a new 640 sq. ft. of accessory structure on a 0.21 gross acre site.

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***Tentative Map***

- 13      PT08-031      Work Code: Vesting Map      MANAGER: Ella Samonsky  
APN: **47723021**      TECH: Derek Ng      ENGINEER: Allen Baquilar  
Historic: No      Impervious Surface:      Owner: EMERGENCY HOUSING CONSORTIUM  
RDA area: Monterey Corridor      Planned Community: No  
District: 7      Zone: A(PD)      GP: CIC      Near a Waterway (<300ft): No  
Address: 2112 MONTEREY RD      SNI area: No      Historic Dist: NO  
Gross acres: 2.88      Previous files: PD08-031      PDC08-012      PRE08-014      GP06-07-01  
east side of Monterey Road approximately 700 feet northerly of Tully Road  
Vesting Planned Tentative Map to subdivide one parcel into two lots for an existing eating establishment and an existing single-room occupancy (SRO) living unit facility on a 2.88 gross acre site

***Tree Removal***

- 14      TR08-133      Work Code: SF Lot - on private lot      MANAGER: Allen Tai  
APN: **44227031**      TECH: Ben Corrales      ENGINEER:  
Historic: No      Impervious Surface:      Owner: JIMENEZ RONALD W AND LYDIA C  
RDA area: No      Planned Community: No  
District: 9      Zone: R-1-8      GP: MLDR (8.0)      Near a Waterway (<300ft): No  
Address: 1709 VALPICO DR      SNI area: No      Historic Dist: NO  
Gross acres: 0.25      Previous files:  
north side of Valpico Drive, approximately 270 feet north of Fabian Drive  
Tree removal permit for two (2) redwood (*Sequoia sempervirens*) trees of approximately 93 and 65 inches in circumference in the front yard of a property located in the R-1-8 Residential Zoning District.
- 15      TR08-134      Work Code: SF Lot - on private lot      MANAGER: Edward Schreiner  
APN: **44626021**      TECH: Lori Moniz      ENGINEER:  
Historic: No      Impervious Surface:      Owner: WERLE JAMES E AND BENEDICTA R TRUS  
RDA area: No      Planned Community: No  
District: 6      Zone: R-1-8      GP: LDR (5.0)      Near a Waterway (<300ft): No  
Address: 1555 CALLECITA ST      SNI area: No      Historic Dist: NO  
Gross acres: 0.17      Previous files:  
1555 Callecita Street  
Live Tree Removal Permit to remove one Palm tree, approximately 80 inches in circumference, from the front yard of an existing single family residence.

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***Tree Removal***

- 16      TR08-135                      Work Code: SF Lot - on private lot                      MANAGER: Suparna Saha  
APN: **41947012**                      TECH: Meera Nagaraj                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: RASMUSSEN HARRIS A AND CLAIR A TRU  
RDA area: No                      Planned Community: No  
District: 9      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 1778 CARDEL WY                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.17      Previous files:  
1778 CARDEL WAY  
to remove Camphor tree 101" in circumference
- 17      TR08-136                      Work Code: SF Lot - on private lot                      MANAGER: Suparna Saha  
APN: **44736048**                      TECH: Lori Moniz                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: BOLLERUD CHRISTOPHER AND VERONIC  
RDA area: No                      Planned Community: No  
District: 9      Zone: R-1-8(PD)                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 1634 TAWNYGATE WY                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.09      Previous files:  
1634 Tawnygate Way  
Live Tree Removal Permit to remove one (1) Pine tree, approximately 60 inches in circumference, from the side yard of an existing single family residence.
- 18      TR08-137                      Work Code: SF Lot - in common area                      MANAGER: Ben Corrales  
APN:                      TECH: Lori Moniz                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: TRAINA ANTHONY A AND MARIE B TRUSTE  
RDA area: No                      Planned Community: No  
District: 4      Zone: A(PD)                      GP: TCR (20+)                      Near a Waterway (<300ft): No  
Address: 9863 TRACT                      SNI area: No                      Historic Dist: NO  
Gross acres: 2      Previous files:  
northeast corner of North Capitol Avenue and Grandview Drive  
DEAD - Tree Removal Permit to remove one (1) dead redwood tree, approximately approximately 80 inches in circumference, on a 2 gross acre site
- 19      TR08-138                      Work Code: SF Lot - on private lot                      MANAGER: Bill Roth  
APN: **26125021**                      TECH: Lori Moniz                      ENGINEER:  
Historic: Yes                      Impervious Surface:                      Owner: TRULSON MARK AND JULIE  
RDA area: No                      Planned Community: No  
District: 6      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 1240 MARTIN AV                      SNI area: No                      Historic Dist: YES  
Gross acres: 0.16      Previous files:  
1240 Martin Avenue  
Tree Removal Permit to remove one Acacia tree, approximately 85 inches in circumference, from the front yard of a single-family residence

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***Tree Removal***

- 20      TR08-139      Work Code: SF Lot - on private lot      MANAGER: Martina Davis  
APN: **42945088**      TECH: Meera Nagaraj      ENGINEER:  
Historic: No      Impervious Surface:      Owner: CWD DEVELOPMENT LLC  
RDA area: No      Planned Community: No  
District: 6      Zone: R-1-5      GP: VLDR (2.0)      Near a Waterway (<300ft): No  
Address: 1726 PEREGRINO WY      SNI area: No      Historic Dist: NO  
Gross acres: 47,000      Previous files: ST07-003  
1726 Peregrino Way  
To remove one (1) Pine tree 86" in circumference.

***Conditional Use***

- 21      CP08-040      Work Code: Other      MANAGER: Bill Roth  
APN: **24938049**      TECH: Derek Ng      ENGINEER: N/A  
Historic: Yes      Impervious Surface: No      Owner: KOGURA TADAO AND GRACE TRUSTEE  
RDA area: Japantown      Planned Community: No  
District: 3      Zone: CN      GP: GC      Near a Waterway (<300ft): No  
Address: 587 N 6TH ST      SNI area: No      Historic Dist: NO  
Gross acres: 0.209      Previous files:  
west side of North 6th Street, approximately 180 feet southerly of Jackson Street  
Conditional Use Permit to allow religious assembly use at an existing commercial building on Sundays from 9:00am to 12:30 pm on a 0.209 gross acre site
- 22      CP08-041      Work Code: CP for Off-Sale of Alcohol      MANAGER: Edward Schreiner  
APN: **70153037**      TECH: Warren Winkler      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: SANFILIPPO DELORA J W TRUSTEE  
RDA area: No      Planned Community: No  
District: 10      Zone: CP      GP: NCC      Near a Waterway (<300ft): Yes  
Address: 6946 ALMADEN EX      SNI area: No      Historic Dist: NO  
Gross acres: 6.566      Previous files:  
northeast corner of Almaden Expressway and Via Valiente  
Conditional Use Permit for the expansion of dining area (no new interior construction) of an existing wine bar and the addition of exterior patio food service, with the extension of hours of operation to 11:00PM on weekends on a 6.56 gross acre site in a neighborhood shopping center